

Vice Chairman, William Nelson, called the Building Code Board of Appeals meeting of Wednesday, January 2, 2002 to order at 8:45 A.M.

Present:	William Nelson	Mark Stimac
	Rick Kessler	Ginny Norvell
	William Need	Pam Pasternak
	Frank Zuazo	

Absent: Ted Dziurman

ITEM #1 – APPROVAL OF MINUTES OF MEETING OF DECEMBER 5, 2001

Motion by Need
Supported by Kessler

MOVED, to approve the Building Code Board of Appeals minutes of December 5, 2001 as written.

Yeas: 3 – Nelson, Kessler, Need
Absent: 2 – Zuazo, Dziurman

ITEM #2 – VARIANCE REQUESTED. ROBERT BONGIORNO OF B-B SIGNS, INC., 1401 PIEDMONT, for relief of Chapter 78 to install a tenant wall identification sign, 40 square feet in size.

Petitioner is requesting relief of Chapter 78 to install a tenant wall identification sign, 40 square feet in size. Section 9.02.05, B of the Sign Ordinance permits a tenant identification wall sign not to exceed 20 square feet in size.

Mr. Robert Bongiorno of B-B Signs, Inc. was present and stated that even though two different people own this property, it is treated as one building, due to a common wall. Mr. Bongiorno explained that his client wished to add a 40 square feet sign, which would basically combine the total amount of square footage allowed for two individual tenants. Each tenant is allowed a 20 square foot identification sign. Mr. Bongiorno stated that the reason his client needed a larger sign was for identification as there is quite a bit of confusion when potential clients are attempting to locate this business.

Vice Chairman Nelson opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

There are no written approvals or objections on file.

Mr. Need asked for clarification of the Ordinance regarding signage and Mr. Stimac explained that this property is zoned Light Industrial and a 100 square foot sign is allowed, as well as a tenant identification sign for each tenant, which could be 20 square feet.

ITEM #2 – con't.

Mr. Dale VanWulfen, of Welker Bearing Company, 1401 Piedmont, was present and stated that this property is maintained as two separate buildings, and he would like his request considered as though this building stood alone.

Motion by Need

Supported by Kessler

MOVED, to grant B-B Signs, Inc., representing 1401 Piedmont, relief of Chapter 78 to install a tenant wall identification sign, 40 square feet in size.

- This variance is not contrary to public interest.
- This variance would not have an adverse effect to surrounding property.

Yeas: 3 – Need, Kessler, Nelson

Absent: 2 – Dziurman, Zuazo

MOTION TO GRANT REQUEST CARRIED

ITEM #3 – VARIANCE REQUESTED. MARC DYKES, HOME PROPERTIES, 2860 CHARTER, for relief of Chapter 78 and Chapter 83 of the Troy City Code.

Mr. Stimac explained that the petitioner is requesting relief of Chapter 78 to replace an existing ground sign with a new sign that is 65 square feet in size. The existing sign is part of a brick structure that will be removed and is approximately 115 square feet in size. The application submitted also indicates two new ground signs, each 12 square feet in size, to be placed on proposed masonry/wrought iron walls on each side of the main entrance on East Big Beaver. Section 9.02.02 of Chapter 78 of the City Code Sign Ordinance, permits one sign not to exceed 100 square feet in size and an additional sign not to exceed 36 square feet in size. The proposal, including the existing 5 signs that will remain in place at the west and east entrances on East Big Beaver and the entrance at Rochester Road, would result in 8 signs totaling 149 square feet. The number of signs exceeds the number permitted by the ordinance.

The petitioner is also requesting relief of Chapter 83, the Fence Ordinance, to remove the existing gatehouses and masonry walls in the front yard and replace these with two new masonry/wrought iron walls, one of which is 55' in length and the other which is 54' in length; each wall will be 7' in height and include end pillars, 10'-8" high. The existing gatehouses are each approximately 223 square feet in size and the attached masonry fences are each 39 feet in length. The height of the existing walls is 4.5 feet and the end pillars are 7.5 feet high. Section 2 A limits the height of a wall in the front yard to 30 inches.

Mr. Marc Dykes of Home Properties was present and stated that first of all, they had decided to eliminate their request for the addition of the two new ground signs, due to the fact that after investigation, it was determined that these signs would not be needed.

ITEM #3 – con't.

Mr. Dykes went on to say that they wished to keep the signs they have and improve on them. Mr. Dykes said that they wished to modernize the look of the area and make it more attractive to potential clients. Mr. Dykes also said that one of the main signs is currently parallel to East Big Beaver and they are planning on relocating it so that it would be perpendicular.

Mr. Dykes further stated that regarding the gatehouses; they wished to modernize the entrance to keep up with the improvements made along Big Beaver. Mr. Dykes said that they would remove the two gatehouses and add the walls.

Vice Chairman Nelson asked what the total number of signs would be and Mr. Dykes stated that the number of signs would be six (6) and the square footage for the sign at the main entrance would be reduced from 115 square feet to 65 square feet.

Vice Chairman Nelson opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

There are no written approvals or objections on file.

Motion by Need
Supported by Kessler

MOVED, to grant Marc Dykes, Home Properties, Inc., 2860 Charter, relief of Chapter 78 of the Troy City Code to replace an existing ground sign with a new sign that is 65 square feet in size.

- The new sign will decrease the square footage of this sign from 115 square feet to 65 square feet.
- The variance will not have an adverse effect on surrounding property.

Yeas: 3 – Kessler, Need, Nelson
Absent: 2 – Dziurman, Zuazo

MOTION TO GRANT REQUEST FOR RELIEF OF CHAPTER 78 CARRIED

Mr. Zuazo arrived at 9:02 A.M.

Mr. Need asked for clarification regarding the request to remove the gatehouses and replace them with masonry screening walls. Mr. Stimac stated that the present gatehouses basically resemble bus shelters. Mr. Stimac also explained that a straight masonry wall would replace the gatehouses, which would be a combination of brick and wrought iron. Mr. Stimac also stated the height of the walls of the existing gatehouses is approximately 10', and the proposed end columns would be 10' – 8". Mr. Need also asked where the proposed walls would be in regards to the right-of-way. Mr. Stimac stated that they would be behind the right-of-way line.

ITEM #3 – con't.

Vice Chairman Nelson asked if the walls would be attached to the buildings, and Mr. Dykes stated that they would like them to be 1 to 2 feet away from the buildings. Mr. Need then asked what was planned for the area between the right of way line and the fence, and Mr. Dykes stated that they plan to add extra landscaping. Mr. Need also asked why Mr. Dykes wished to make the wall this high, and Mr. Dykes replied that they would like the walls to remain visible to traffic from Big Beaver.

Motion by Kessler
Supported by Need

Moved, to grant Marc Dykes, Home Properties, Inc., 2860 Charter relief of Chapter 83 to remove existing gatehouses and masonry walls in the front yard and replace these with two masonry/wrought iron walls, one of which is 55' in length and the other which is 54' in length; each wall will be 7' in height and include end pillars, 10'-8" high.

- Variance is not contrary to public interest.
- Variance will not have an adverse effect on surrounding property.

Yeas: 4 – Zuazo, Kessler, Nelson, Need
Absent: 1 – Dziurman

MOTION TO APPROVE REQUEST FOR RELIEF OF CHAPTER 83 CARRIED

ITEM #4 – VARIANCE REQUESTED. MARK KARIM, OF WOODGLEN PARK LLC, 38695 DEQUINDRE, for relief of Chapter 78 to install a ground sign.

Mr. Stimac explained that the petitioner is requesting relief of Chapter 78 to install a ground sign, 135 square feet in size that would advertise the Woodglen Park Subdivision under development on the adjacent parcel to the west. The proposed site for the sign is not located within the subdivision under development and is, therefore, considered an off-site sign.

Section 9.02.01, C permits a development sign only within the subdivision being developed. Since this property is outside the subdivision, the proposal does not comply with placement requirements.

Mr. Mark Karim was present and stated that this is a new subdivision and due to the fact that it is behind existing homes, visibility is very poor for potential customers. Mr. Karim went on to say that this subdivision only has fourteen (14) lots, and therefore this sign would only be a temporary one. Mr. Karim also stated that they had received written permission from the homeowner to place the sign on their property.

Vice Chairman Nelson opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

ITEM #4 – con't.

There are no written responses to the public hearing notices on file.

Motion by Need

Supported by Kessler

MOVED, to grant Mark Karim, of Woodglen Park, LLC, 38695 Dequindre, for relief of Chapter 78 to install a ground sign to advertise the Woodglen Park Subdivision under development on the adjacent parcel to the west.

- Sign will be removed within eighteen (18) months.
- Variance is not contrary to public interest.

Yeas: 4 – Nelson, Need, Kessler, Zuazo

Absent: 1 – Dziurman

MOTION TO GRANT VARIANCE FOR EIGHTEEN (18) MONTHS CARRIED

The Building Code Board of Appeals adjourned at 9:15 A.M.

MS/pp